



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony (under DDJAY 2016) namely "Rishitam City" over an area measuring 14.162 Acres situated in the revenue estate of Village Pipli, Sector 4, Kharkhauda, District Sonipat vide

Registration No. HRERA-PKL-SNP-571-2024

Dated:22.04.2024

2. Promoter of the project is Rishika Structure LLP, having its registered office at House No. 48, Ward No 15, Gandhi Nagar, Ganaur City, Sonipat, Haryana, 131101. Promoter is a Limited Liability Partnership (having 2 partners i.e. Sh. Sumit Kaushik and Sh. Rishabh Kaushik) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ABC-6495 having PAN No ABFFR8247Q.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 16.11.2028.

Special Conditions

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.485 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket
- iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this

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- registration certificate, till which time no plots shall be sold. No escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.
- v. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- vi. The following plots falling in the joint share shall be freezed until the submission of partition mutation/sale deed/transfer land registry to the DTCP, Haryana and the promoter shall not create any third party rights thereof:-


Plot Numbers	No. of Plots	Area of freezed plot (in sqm)
7 and 8	2	267.462
31B	1	129.987
64A	1	129.987
81-85	5	649.935
85A	1	129.987
91B	1	129.987
92-96	5	649.935
105-109	5	649.935
109A	1	129.987
115B	1	129.987
136B	1	129.987
114A	1	129.987
Total	25	3257.163

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- vii. That following plots falling under High Tension Line shall be freezed till the shifting of the said line:-

Plot Nos.	No. of plots	Area of freezed plot (sqm)
3-5	3	401.193
5A-5B	2	267.432
36-40	5	596.194
227-231	5	701.203
Total	15	1966.052


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman